

**BOARD OF ADJUSTMENT
CITY OF FORT LAUDERDALE**

**WEDNESDAY, MAY 10, 2000
7:30 P.M.**

**CITY HALL
CITY COMMISSION CHAMBERS, 1ST FLOOR
100 N. ANDREWS AVENUE
FORT LAUDERDALE, FL**

A G E N D A

1. APPEAL NO. 00-15

APPLICANT: **CITY OF FORT LAUDERDALE/PUBLIC SERVICES (G.T. LOHMEYER WASTEWATER TREATMENT PLANT)**
LEGAL: Section 14, Township 50, Range 42, acquired by Sun Oil Company under Deed Book 638, Page 302, Parcel 1, Parcel "A", and Parcel "B"
ZONED: **U (Utilities District)**
STREET **1765 Southeast 18th Street**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-8.30 (Table of Dimensional Requirements)** to permit a 12.6' foot front yard for a 1600 square foot building, to an existing building, whereas the Code requires a minimum 25' front yard.

2. APPEAL NO. 00-10

APPLICANT: **SALVATION ARMY – ARC and JEFF FALKANGER & ASSOCIATES, INC.**
LEGAL: Acreage – Section 4, Township 50, Range 42.
ZONED: **B-1 Boulevard Business Zoning District**
STREET **1901 West Broward Boulevard**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-18.31.G.1. (b)** - To permit the expansion and or scope of operation of an existing Level V SSRF located within 1267 +/- feet, 775 +/- feet, and 1360 +/- feet, respectively from a Small Day Care Facility (1527 Argyle Drive), an elementary school with an after school day care facility (101 NW 15 Avenue), and a Social Service Residential Facility (1445 W. Broward Blvd.); whereas the Code does not allow an existing SSRF to be enlarged or expanded or increased in size or by the number of persons licensed to be served by the State of Florida or Broward County when located within 1,500 feet from any other property with a Level II, III, IV or V SSRF or from any property containing a small, intermediate or large child day care facility.

3. APPEAL NO. 00-16

APPLICANT: **THOMAS and MARY HAYES MACALUSO**
LEGAL: STILLELL ISLES OF PALM, Plat Book 15, Page 34 of Broward County, Block 1, Lot 18
ZONED: **RS-4.4 (Residential Single Family/Low Density)**
STREET **624 Isle of Palms**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-5.30 (Table of Dimensional Requirements)** to permit a 587 square foot two (2) story addition to a single family residence with a 5.29' side yard, where the Code requires a ten (10) ft. side yard.

4. APPEAL NO. 00-17

APPLICANT: **JOHN E. ABDO, TRUSTEE**
LEGAL: "COLEE HAMMOCK", Plat Book 1, Page 17 of Broward County, Block 44, Lots 1 and 2
ZONED: **RS-8 (Residential Single Family/Low Medium Density)**
STREET **One Southeast 17th Avenue**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-19.5 (A) (2):** To permit the following fence or walls within the required twenty-five (25) foot sight triangle where the Code requires that no opaque fence or wall shall be permitted to exceed thirty (30) inches above the crown of the roadway; an open picket fence at a height of 3'-4", and two (2) columns at heights of 5'-8 ½" with encroachments of 8'-2", and two (2) columns at heights of 3'-9" with encroachments of 4'-8" and 8+" respectively. **Sec. 47-20.5 (C) (4) (b) I :** To Permit the following structures within a required ten (10) foot sight triangle, where the code requires that "no structure whether moveable or stationary, vehicles, vehicular maneuvering area, signs, landscaping, or objects of any kind are permitted to be located between two and one half (2 ½) feet and eight (8) feet above the elevation of the adjoining edge of pavement; an open picket fence at a height of 3'4", one (1) column at a height of 8'-0", with an encroachment of 4", one (1) column at 3'9" with an encroachment of ten (10) inches, and two (2) columns at a height of 5'-7 ¾" with an encroachment of ten (10) inches and 1'-9" respectively. **Sec. 47-20.5 (C) (4) (I):** To permit the following structures within a required fifteen (15) foot sight triangle, where the code requires that "no structure whether moveable or stationary, vehicles, vehicular maneuvering area, signs, landscaping, or objects of any kind are permitted to be located between two and one half (2 ½) feet and eight (8) feet above the elevation of the adjoining edge of pavement; an open picket fence at a height of 3'-4" and two (2) columns at a heights of 5'-8" and encroachments of 2'-0" respectively.

5. APPEAL NO. 0018

APPLICANT: **JOHN P. BRENNAN**
LEGAL: "SUNRISE", Plat Book 28, Page 42, of Block 9 Lot
ZONED: **RS-8 (Residential Single Family/Low Medium Density)**
STREET: **750 Northeast 24 Way**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-5.4 (A) – (Table of Dimensional Requirements)** to permit the conversion of an existing carport to a garage with a 19.8' front yard, where the Code requires that the minimum front yard shall be twenty-five (25) feet.

6. APPEAL NO. 00-19

APPLICANT: **E & E FLORES**
LEGAL: "LAUDERDALE HARBOR SHOPPING CENTER", Tract "C",
Plat Book 48, Page 19
ZONED: **B-1 – Boulevard Business District**
STREET: **1075 Southeast 17th Street**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 5.26 (b)** Seeking a **special exception** for a restaurant selling alcoholic or intoxicating beverages, where the sale and service of such alcoholic beverages is incidental to the sale and service of food with a distance separation of 99' and 241' from two (2) other places of business selling alcoholic or intoxicating beverages, where the Code requires a distance separation of three hundred (300) feet.

7. APPEAL NO. 00-20

APPLICANT: **GENERAL HARDWOODS and MILLWORK**
c/o RICHARD A. BANACH
LEGAL: "CROISSANT PARK", Plat Book 6, Page 30, Block 116, with
portions of Lots 9 and 10
ZONED: **I-General Industrial District**
STREET: **2617 Southwest 2nd Avenue**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-7.30 – Table of Dimensional Requirements:** To permit an existing 1,497 square foot structure to maintain a zero (0) side yard where the Code requires that structures on lots with side yards abutting a street are to have a minimum five (5) foot side yard in the General Industrial District.

8. APPEAL NO. 00-8

APPLICANT: **BRYAN CHALFANT**
LEGAL: Birch Ocean Front Subdivision, P. B. 19, P. 26, Block 4, Lots 3,
12 and 13
ZONED: **NBRA-Zoning District**
STREET: **539 North Birch Road**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: **Sec. 47-24.12 (A)** Requesting a rehearing of the Board of Adjustment Order from the March 9, 2000, BOA meeting denying a variance under **Sec. 47-20.15 (2)** to permit eight (8) back-out parking spaces into a public right-of-way for a motel located in a non-residential zoning district where the Code requires that back-out parking into a right-of-way shall be permitted for a motel if located in a residential zoning district only.

9. APPEAL NO. 99-57

APPLICANT: **LAUDERDALE LAND and FINANCE COMPANY**
And JAMES C. BRADY, ESQ.
LEGAL: Bryans Subdivision of Blocks 5, 8, 19, P.B. 1, P. 18,
Blocks 8, Lots 6-10, 15-19
ZONED: **RAC-WMU Zoning District**
STREET: **108 NW 7th Avenue**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: Sec. 47-18.3E to permit outdoor automotive repairs (not enclosed in a building), where the Code requires that all automotive repairs shall be performed within an enclosed building.

10. APPEAL NO. 00-21

APPLICANT: **MILTON L. JONES and BARBARA H. JONES**
LEGAL: "EVERGLADES LAND SALE COMPANY'S FIRST
ADDITION", Plat Book 2, Page 15, Block 22, Lots 14, 15, and 16
ZONED: **B-1 (Boulevard Business District)**
STREET: **1880 South Federal Highway**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: Sec. 47-3.5: "Change of use", Sec. 47-6.11, B-1 "Permitted uses", Sec. 47-20 "Parking", Sec. 47-21, "Landscaping", and Sec. 47-25.3 "Neighborhood Compatibility". To permit the subject site to have any retail use that requires a parking rate of one (1) parking space for every two hundred and fifty (250) square feet of floor area with the existing parking, landscaping and buffering conditions at the property.

11. APPEAL NO. 00-22

APPLICANT: **MILTON L. JONES and BARBARA H. JONES**
LEGAL: "EVERGLADES LAND SALE COMPANY'S FIRST
ADDITION", Plat Book 2, Page 15, Block 22, Lots 14, 15, and 16
ZONED: **B-1 (Boulevard Business District)**
STREET: **1880 South Federal Highway**
ADDRESS: **Fort Lauderdale, FL**

APPEALING: Sec. 47-24.12 (B) (1) (A): Appealing the interpretation of the Zoning staff that the sale of rental of motorcycles, if considered different than the sale or rental of automobiles, is a change of use.

12. FOR THE GOOD OF THE CITY.

The City maintains a Website for the viewing of BOA Agendas and Results at the following e-mail address:

<http://ci.ftlaud.fl.us/documents/boa/boaagenda.htm>

**GREG BREWTON
ZONING ADMINISTRATOR**

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NOTE: *If you desire auxiliary services to assist in reviewing or hearing the meetings or reading agendas and minutes for the meetings, please contact the City Clerk at 761-5002 two (2) days prior to the meeting, and arrangements will be made to provide these services for you. A turnkey video system is also available for your use during this meeting.*

NOTE: *If any person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need a record of the proceedings, and for such purpose he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*

